

Harbourtown

REAL ESTATE



Bon Bida 9 Hato

Asking price: **\$ 395,000.-**
excluding buyers costs

Description

Apartment located on the second floor with 2 bedrooms, each with an ensuite bathroom, utility room and storage room on the ground floor. Bon Bida is a complex with 18 apartments where both vacation rentals and permanent residency are permitted.

Layout

A spacious hallway leads into the living room with an open-plan kitchen. The U-shaped kitchen features a natural stone countertop, electric cooktop, Bosch dishwasher, extractor hood and built-in oven. The covered porch at the front overlooks the tropical garden and the swimming pool. Adjacent to the kitchen is a utility room with washing machine connection and a large boiler.

The two bedrooms are completely separated from each other, ensuring optimal privacy. The primary bedroom is located at the front and includes a walk-through closet leading to the private bathroom. This bathroom is neatly tiled and equipped with a teak vanity with double natural stone sink, wall-hung toilet and walk-in shower. The second bedroom is located near the entrance and has a built-in wardrobe wall. Both bedrooms are equipped with inverter air conditioners. This bathroom also features a double sink and additionally serves as a guest restroom.

This apartment has an extra storage room on the ground floor. A large boiler in the pantry supplies both bedrooms and the kitchen with hot water. Bon Bida is a small-scale complex with a communal swimming pool and rinse tanks for divers.

HOA

Owners of Bon Bida Apartments automatically become members of the Homeowners Association. The share of apartment 7 in the HOA is 130/2,554. The HOA fee is \$290.40 per year (2025).

Rent

Vacation rentals are permitted at Bon Bida. In the complex, apartments are offered starting from \$127.50 per night. For long-term rentals, \$1,600 per month is a realistic rental price.





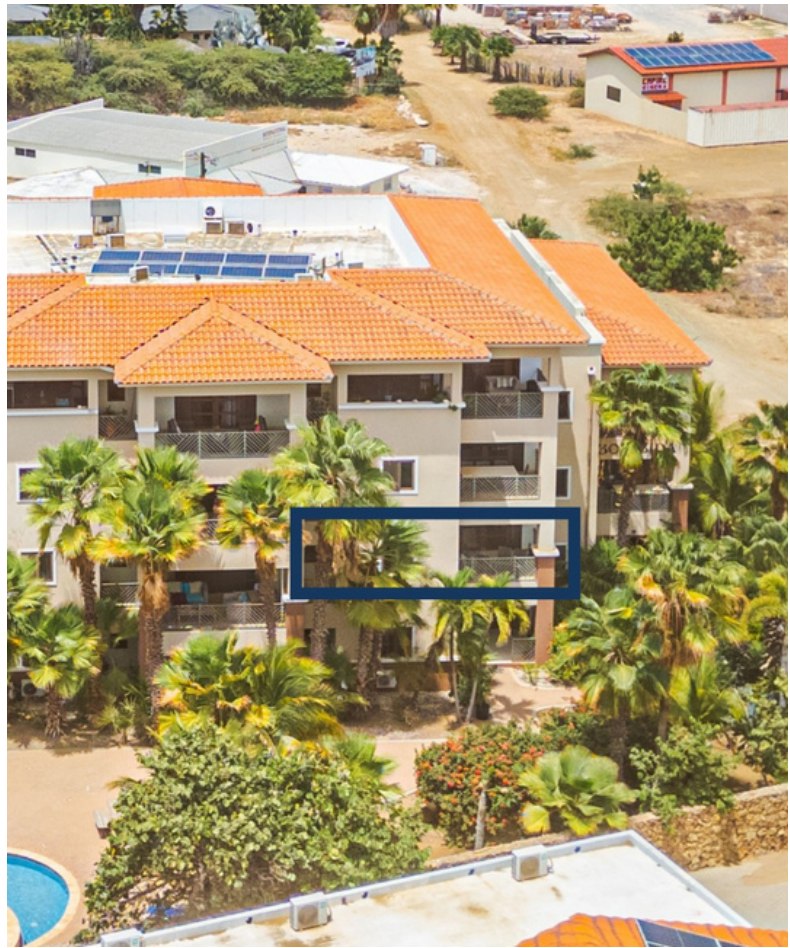
DETAILS ABOUT THE HOUSE

Unique details:

- + Communal swimming pool
- + Short-term and long-term rentals allowed
- + Delivered free of rental obligations, available immediately
- + Shops, restaurants and the sea within walking distance
- + Utility room and storage room

Technical details:

- Totale surface: 140 m² (incl. porch)
- HOA-share: 130/2,554th
- HOA-fee: \$ 290,40/month (2025)
- Boiler for warm water



*Vacation rental
is allowed*





Annual costs

Land tax (Grondbelasting)
when property serves as main residence:
 $0,345\% \times \text{value property}$.

OR

Property tax (vastgoedbelasting)
when property is second home:
 $0,91\% \times \text{value property}$.
Tax-free: \$70,000.-
No taxes are charged on rental income.

Closing costs

The costs of transfer (closing costs) are for account of the buyer, unless specifically mentioned otherwise. These consist of:

- 5% transfer tax
- Notary costs
- Registration costs cadastral

Calculate the exact costs on our website:
harbourtownbonaire.com/en/buyers-costs/